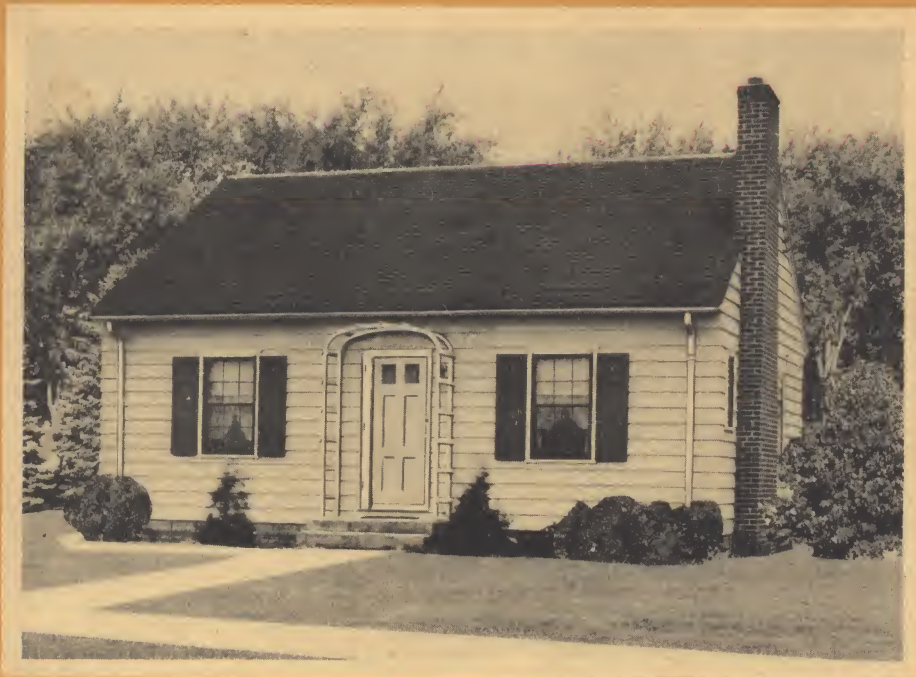


SELECTED SMALL HOMES



ACKLIN
LUMBER COMPANY

JEFFERSON
LUMBER COMPANY

"Two Yards With Miles of Service"

First of all --- THE PLAN

This book of Selected Small Homes is issued at a time of increasing interest in home building and home ownership. Never before has it been possible, with relatively the same investment, to obtain so much in comfort and in smart, stylish appearance.

The search for the "right" home is frequently long drawn out and difficult, for the "right" home must suit individual tastes and meet every requirement.

The home builder of today should note at the very beginning that certain conditions must be observed if his venture is to be successful and pleasant. Chief among these conditions is the strict necessity for good blue-printed plans and specifications.

Small homes cannot be built without first being accurately planned. In the absence of a plan and specifications mistakes will certainly happen. The builder can escape the embarrassment and burden of a bill for "extras" only by using proper plans. The misfit homes in every community were planned while they were being built.

It is our belief that you will find the plans suggested in this book sufficiently flexible and appropriate to solve your building problems. The plans shown have all been skillfully designed, and if good materials and workmanship are used, they will be a joy and a blessing forever to their prospective occupants.



An Invitation. This book of plans and building helps is only the beginning of our service. We have many other plans for your inspection. Free of charge we can estimate costs for you or counsel with you in getting just the right kind of a home for you at just the right price.



Duplicate Blueprints on any Design	- - - - -	\$20.00
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SELECTED SMALL HOMES



DESIGNS AND FLOOR PLANS
FOR TWENTY-THREE
SMALL HOMES



PUBLISHERS:
BROWN-BLODGETT COMPANY
University and Wheeler Avenues
ST. PAUL, MINN.



FOUR
ROOMS

28x24
FEET



• FIRST FLOOR PLAN •
• WAYNE •

Beautiful as a new streamlined car is this charming home. The style is Colonial — yearly becoming more popular.

The cost of this beautiful home will be a pleasant surprise. It has every modern convenience, yet fits the family with the modest income.

Due to careful planning, this home is surprisingly roomy. There is a stairway to the attic, where additional bedrooms may be finished later on if necessary.

Landscaped and planted, this home will be a credit to any neighborhood.

(15,200 Cubic Feet)



FOUR
ROOMS

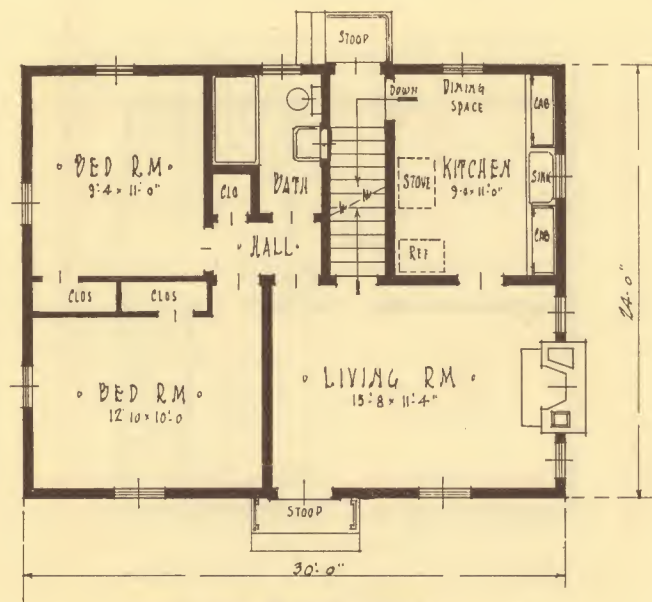
30 x 24
FEET

The Colonial style has a charm all its own. This New England four room bungalow has a living room not too large to be warmed by the fire-place.

The home can be enlarged in the summer by building a terrace at the rear and having an awning over it or a shingled roof. Screening it will make a summer sun porch or dining room. And drop curtains can be added for protection against wind and rain.

With suitable planting and a vine covered entrance where could you find a more ideal honeymoon cottage? What young bride would not enjoy starting housekeeping in this delightful home?

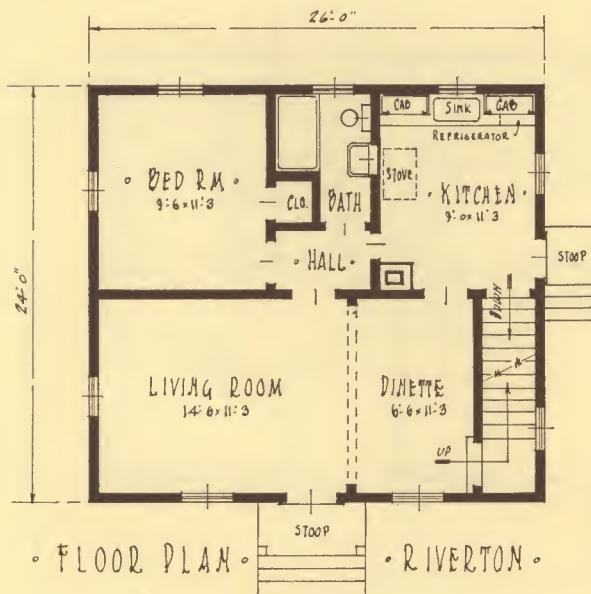
(16,200 Cubic Feet)



• FIRST FLOOR PLAN •
• GORMAN •

FOUR
ROOMS

26 x 24
FEET



"The easiest way to save money," writes a young married man, "is to have definite payments to make. So we are building a small bungalow of Colonial design, with space for a future bedroom or two overhead."

This bungalow is ideal for the young couple with such a plan; for if the family grows and demands more space, additional rooms may be economically finished in the attic without even adding a dormer.

The floor plan is excellent and provides every comfort that contributes to modern home life.

(14,350 Cubic Feet)



FOUR
ROOMS

28 x 24
FEET

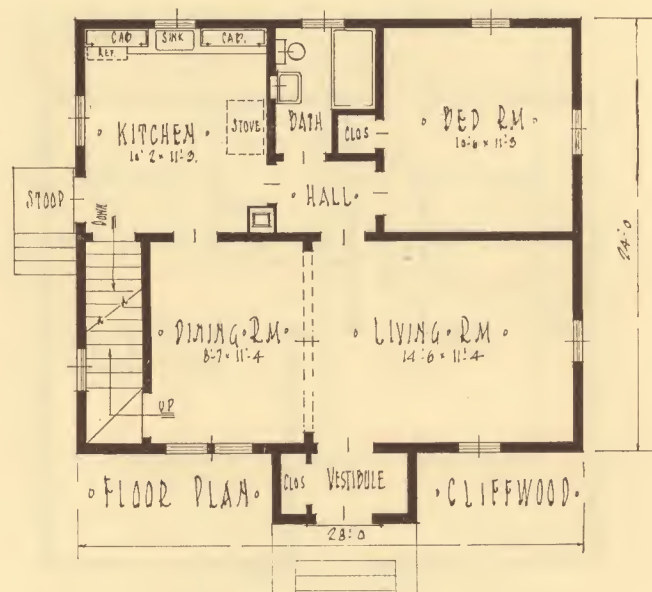
Just the right size for a pair of newlyweds, this attractive bungalow has space in the attic for a future bedroom or two, which can be completely finished without altering present outside walls. House, lot, taxes, heating and upkeep costs are all in keeping with many a newlywed's income.

The bridegroom will like the recessed bathtub where he can have his morning shower, and the bride will enjoy her colorfully decorated kitchen with lots of light at the sink.

Next to the chimney in the hallway she can place a tall chest of drawers for linen or have a linen closet built in.

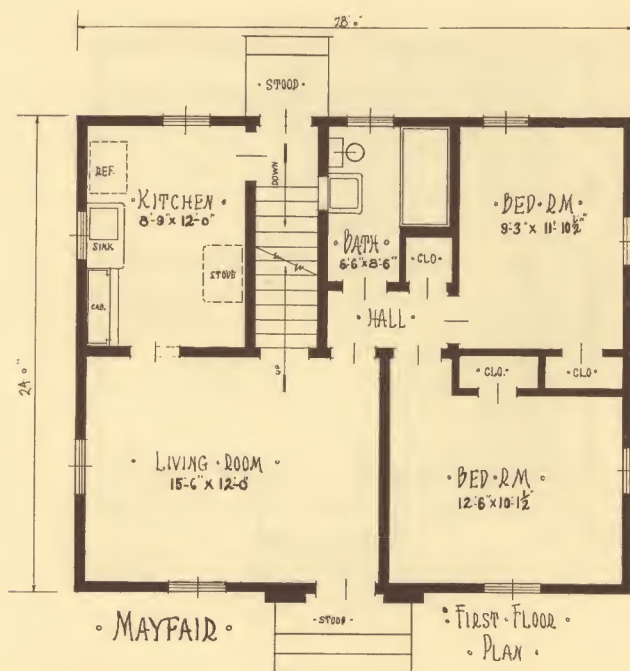
Simple arrangement, attractive appearance, economical for materials and labor to build, this home merits the careful consideration of those with a modest income.

(16,000 Cubic Feet)



FOUR
ROOMS

28 x 29
FEET



Economy is the keynote of this small family bungalow. The lot is small and easy to pay for, and so is the house. It is easy to heat in the winter and the taxes will be low.

The housework, too, is easy, and with a step-ladder a woman can wash all the windows and put on the screens in spring. The lawn is small and can be easily mowed with a light-running mower. In the basement an oil heater, a washing machine and a drying room will make independence complete.

This little home can be made just as attractive, comfortable and cozy as it is economical.

(15,100 Cubic Feet)



FIVE
ROOMS

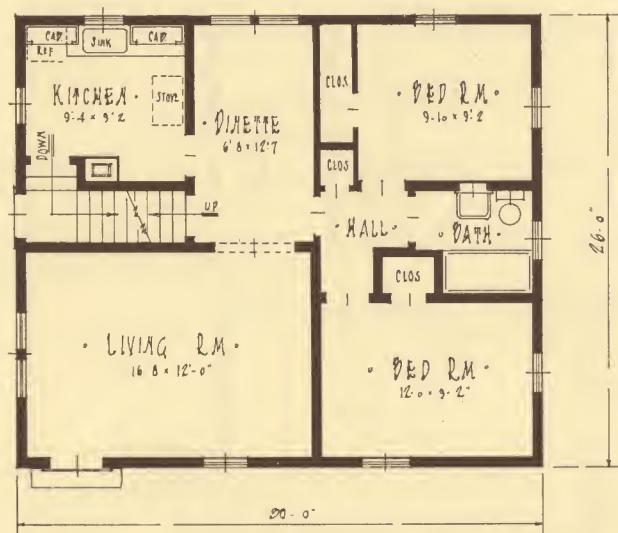
30 x 26
FEET

Simple, tasteful, practical and economical to build is this little white house with green shutters and green roof — quite in keeping with the limited budget.

Colonial in design — this home has personality. Note the roomy living room with convenient wall space for the placing of furniture. The dining room too provides ample room to entertain when you have the desire.

The kitchen, with its built-in cabinets will delight the housewife. The large closets in the bedrooms are an added feature. Should the family grow in size, there is easy access to the attic for ample space for another large bedroom. This home will call forth flattering comments from all passers-by.

(17,500 Cubic Feet)



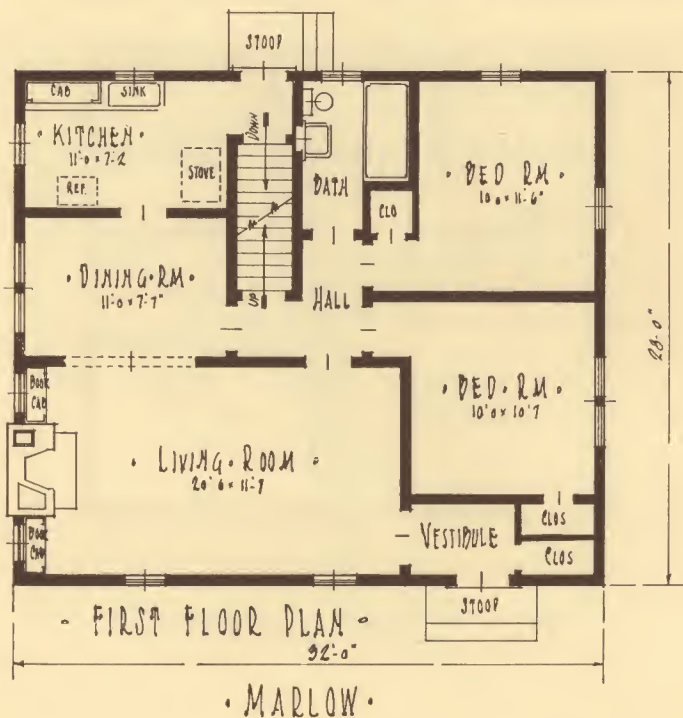
• FIRST FLOOR PLAN • STODDARD •

The MARLOW

SELECTED SMALL HOMES.

FIVE
ROOMS

32 x 28
FEET



The white shingle treatment and green shutters and roof make this simple bungalow attractive and homelike. The homey atmosphere is carried out indoors by the fireplace between bookcases, at the end of a long twenty foot living room.

In the kitchen the sink is at the window where most housewives want it, and the bedrooms and bath are set well apart from the living quarters.

The attic has room for a comfortable sewing room or bedroom or two, and of course all bungalows spread out over ample basement space, for laundry, workshop or recreation room.

An easy house to pay for adds to the comfort of living in it.

(20,600 Cubic Feet)



FIVE
ROOMS

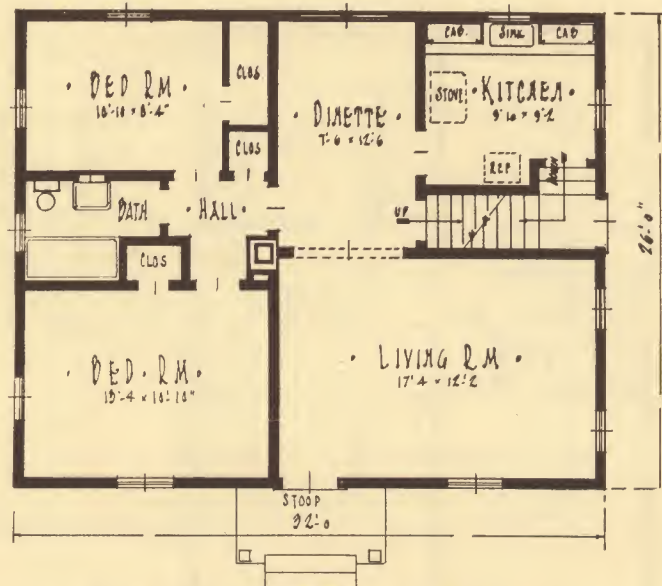
32 x 26
FEET

We still have the war and all of the depression to pay for through high taxes for many years to come. Therefore many people of modest income wisely build small homes with minimum mortgage payments, taxes, and upkeep.

This small Colonial bungalow has everything in it that a small family really needs, a charming exterior, a living room of good size with ample wall space for furniture, and a well arranged kitchen and dinette, with bedrooms and bath well separated from the living quarters.

Modern insulation makes it possible to have an upstairs sewing room or bedroom that is comfortable through winter cold and summer heat; and a full size basement means plenty of room "below decks."

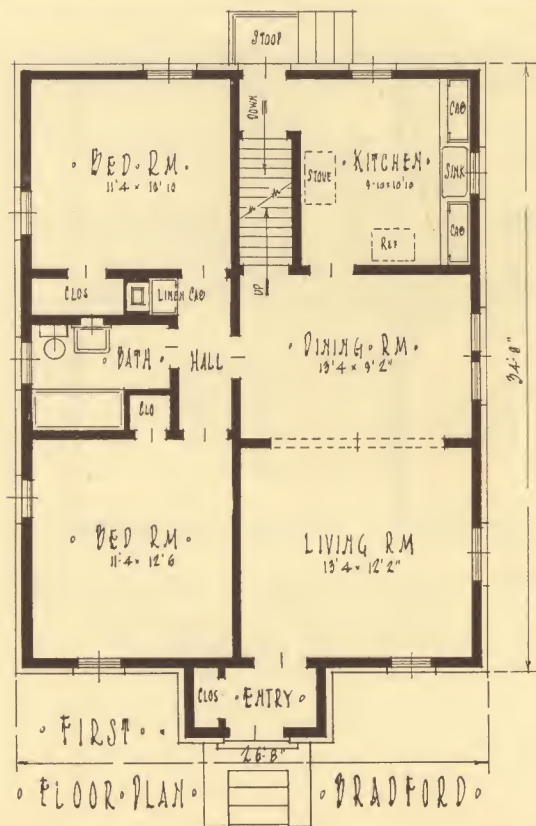
(18,300 Cubic Feet)



• FIRST FLOOR PLAN • MEDFORD •

FIVE
ROOMS

26'-8"
x
34'-8"



This comfortable brick veneer bungalow will fit into a thirty-five foot lot, but shows off to much better advantage on a wider lot, and of course, the wider the lot the more shrubbery, and the more privacy the family can have.

The living room, adjoining the dining room with a wide archway between, gives the impression of spaciousness. The exceptionally well planned kitchen with the sink under the window, will please the housewife.

In the face of rising taxes this home is inexpensive to live in, the painting and reshingling jobs, as well as fuel bills, will always be small.

(21,200 Cubic Feet)



FIVE
ROOMS

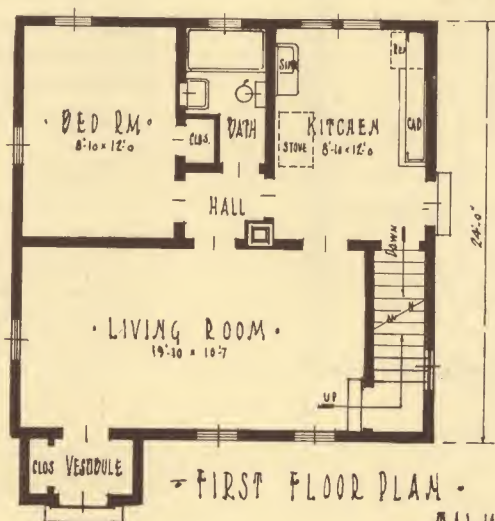
24 x 24
FEET

This cozy colonial home was especially designed for the young couple just married. The rooms on the second floor need not be finished until the family grows in number.

The first floor plan provides all the conveniences of the modern home. Look at the large living room and roomy kitchen. Surely this arrangement will appeal to any young bride.

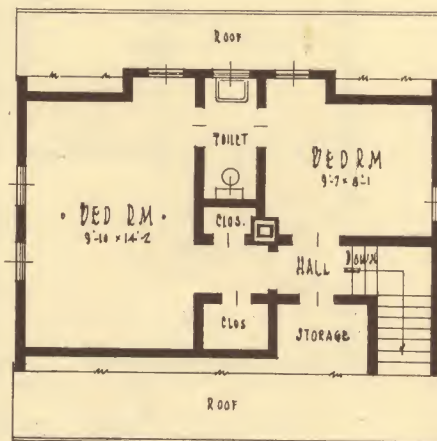
It is not very difficult to understand why Colonial homes of this type are growing in popularity. Simple, practical and economical to build, the quiet dignity of this home will last more than a lifetime.

(13,300 Cubic Feet)



FIRST FLOOR PLAN •

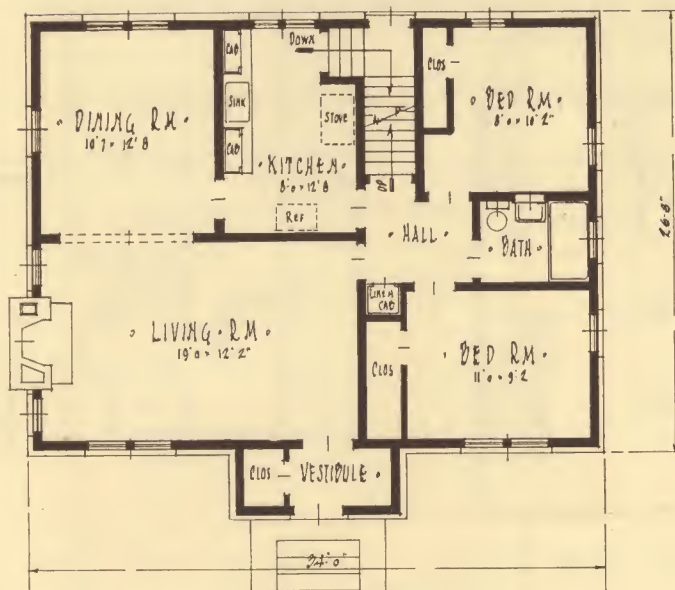
• TALMADGE •



SECOND FLOOR PLAN •

FIVE
ROOMS

34'-8"
x
26'-8"



• FIRST FLOOR PLAN, RICHMOND.

The compactness, together with the brick veneer gives this bungalow an air of sturdiness and solid comfort. A brick fireplace to match makes the large living room cheerful even when there is no fire.

The bedrooms have large closets and a linen closet handy.

Housework is easy here; the small size of the kitchen saves many steps, the family lives all on the ground floor; and an oil heating plant in the basement would eliminate much stair climbing in winter.

(21,875 Cubic Feet)



FIVE
ROOMS

34x26
FEET

This bungalow has a number of attractive features. The Colonial exterior is always in good taste.

The wide lot gives a nice lawn in front and ample garden and garage space behind. The extra stall in a double garage might pay a good part of the fuel bills.

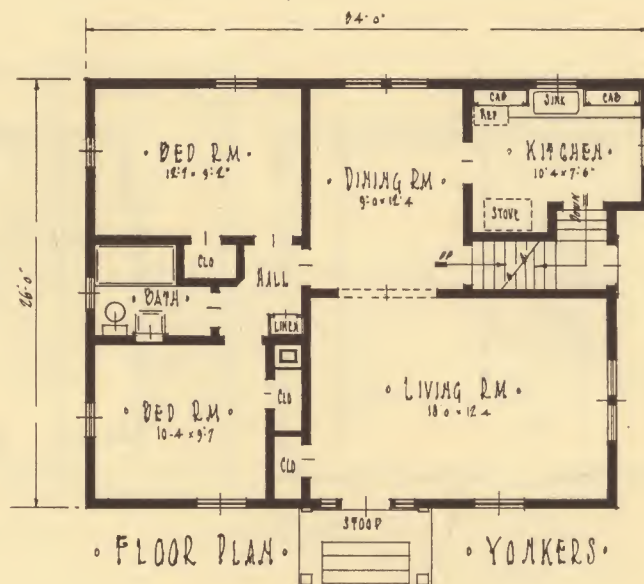
The large living room can accommodate large and comfortable furniture without crowding a piano, a big over-stuffed davenport, radio, and some easy chairs.

The kitchen has a window over the sink and room for more cupboards in one corner.

The bedrooms have cross ventilation.

Bungalows naturally spread out and provide more basement room for laundry, storage and perhaps an amusement room.

(18,650 Cubic Feet)



FIVE
ROOMS

28 x 20
FEET



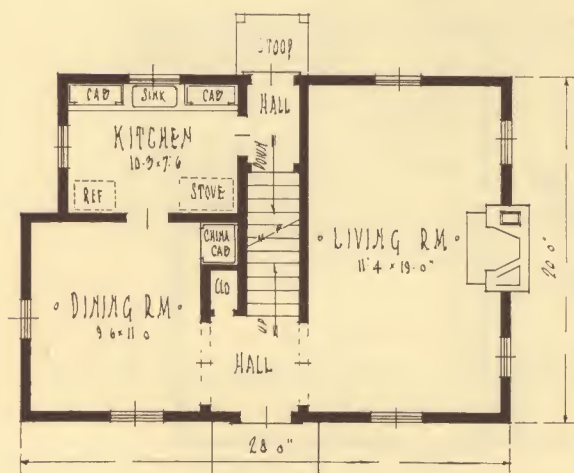
For the small family, requiring only two bedrooms this Cape Cod bungalow is ideal. The living room, running the full depth of the house, has windows on

three sides, a fireplace, and room for bookcases, piano, radio, lounge, table, and comfortable easy-chairs.

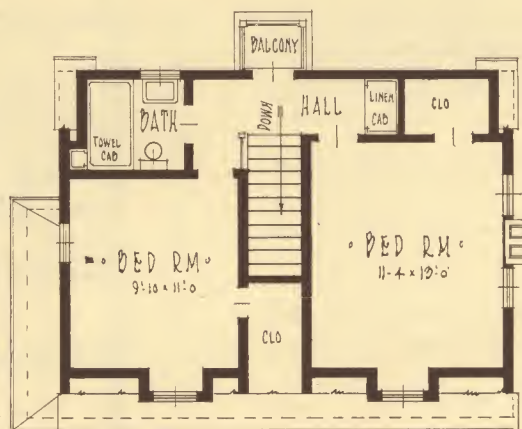
The dining room has a china closet; the kitchen is small and conveniently arranged; the central stairway is a desirable feature, and the closets upstairs are of good size, and an airing balcony at the rear helps the housewife.

On a forty-foot lot there is room for a driveway alongside the house.

(13,700 Cubic Feet)



• FIRST FLOOR PLAN •
• MAXWELL •



• SECOND FLOOR PLAN •
• MAXWELL •



FIVE
ROOMS

24x24
FEET

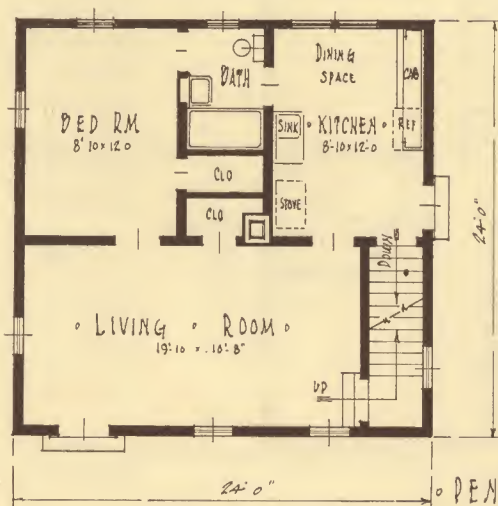
For the small family with modest income and simple tastes this home is ideal. A small house on a small lot, with consequent lower taxes, makes it easy to pay for. Well insulated, it provides both winter and summer comfort with extremely low fuel costs.

For the newly married couple the bedroom, bath, and large closets on the first floor make it possible to live all on one floor and let one or both bedrooms upstairs go unfinished until they are needed.

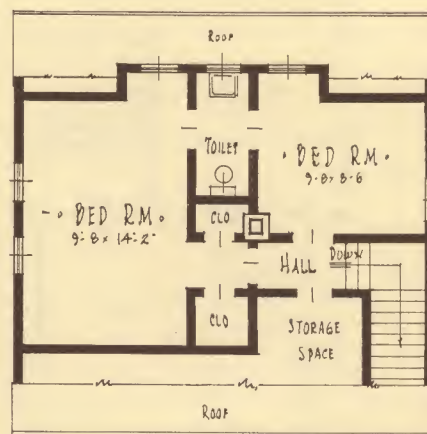
The couple whose children are married can likewise live on one floor and let children and other guests do the stair climbing.

The large living room makes entertaining easy.

(13,250 Cubic Feet)



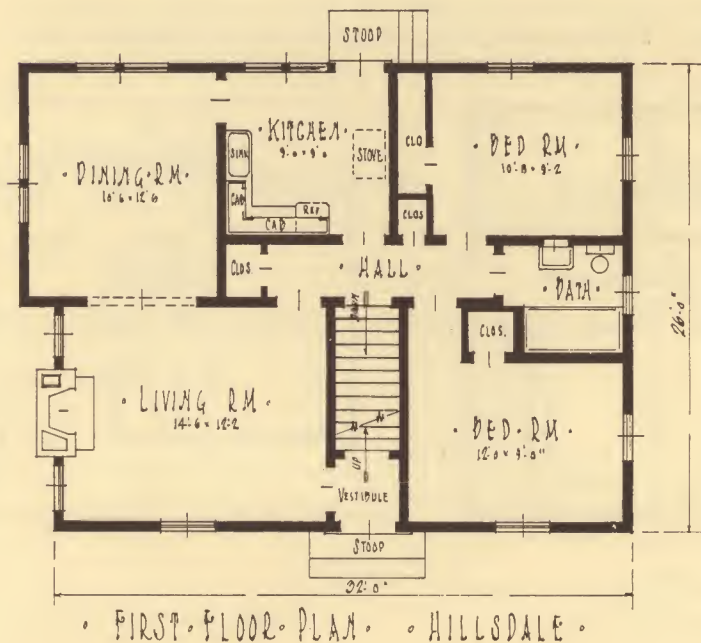
• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

FIVE
ROOMS

34x26
FEET



"Give me a simple bungalow with a cheery fireplace," writes a bride to her mother, "and I'll make a charming home of it. Let it have plenty of closets, too, and a small step-saving kitchen. Oh, yes, later on the children will need small rooms of their own, so let's build space upstairs that can be finished off and papered with colorful fairies, brownies and toy balloons.

"With a nice dry basement and big windows in area ways, I'll have a play room downstairs. Put the oil heater off at the chimney end to give plenty of room for laundry and vegetable room besides."

Thus a bungalow like this one becomes a three story house.

(19,650 Cubic Feet)



FIVE
ROOMS

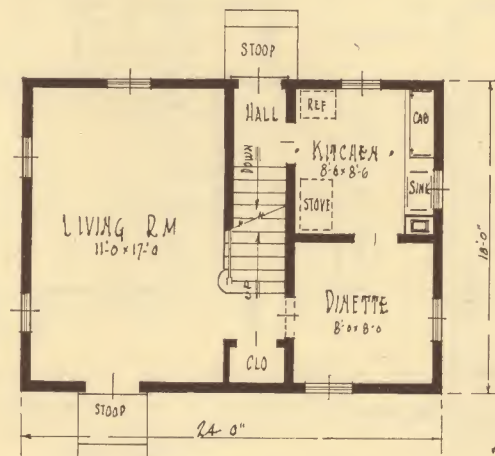
24x18
FEET

The Dutch Colonial plan, on account of its gambrel roof, gives the largest amount of room for the size of the building. Thus it has both pleasing proportions and practical roominess. The ground area of this house is small enough to go on a lot of odd size which might be had for a bargain, even in the most desirable neighborhood. The kitchen and dinette are small to save steps where the most work is done, while the living room is large. One bedroom is large while the other one is smaller, yet large enough.

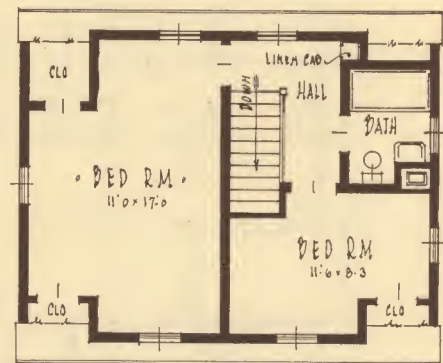
Colonial simplicity and refinement of detail characterize this economical two-story home. Every inch of space is used, well lighted and effectively arranged, and with plenty of wall space for furniture.

With careful landscaping this home will command admiration wherever built.

(11,250 Cubic Feet)



• FIRST FLOOR PLAN •



• WOODROW •

• SECOND FLOOR PLAN •

SIX
ROOMS

32 x 28
FEET



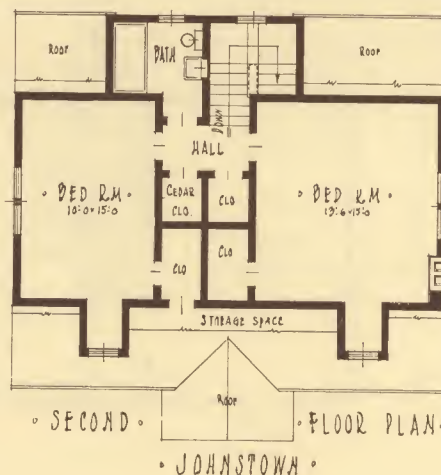
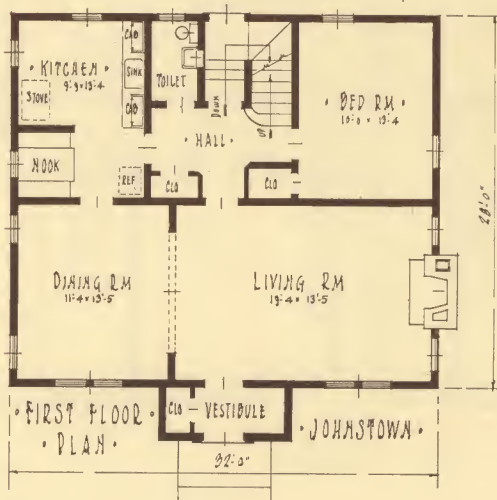
This home, in the Cape Cod style has all the conveniences that most families desire. It has three comfortable bedrooms and six closets, besides a coat

closet in the vestibule. It has a lavatory and toilet downstairs for the gardener member of the family, a breakfast nook, a fireplace at the end of a large living

room with plenty of wall space for comfortable furniture, and a dining room, too, that will accommodate dinner guests.

The compactness of the house makes it comfortable, easy to care for and economical both to build and to heat.

(23,500 Cubic Feet)





FIVE
ROOMS

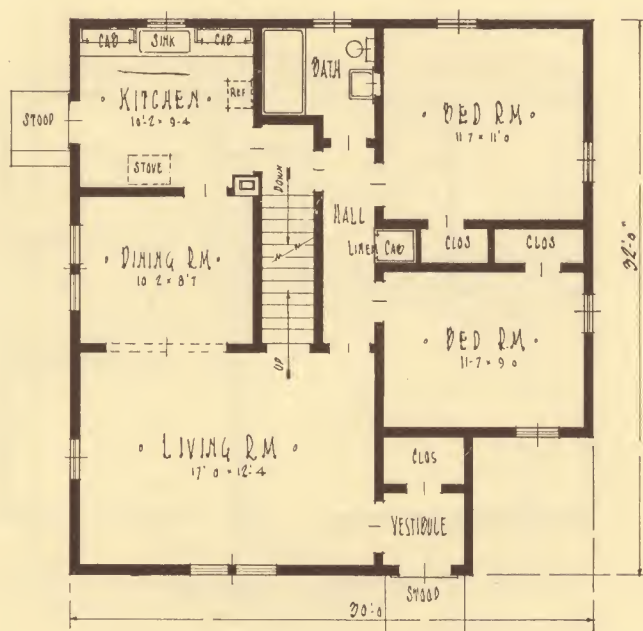
30 x 32
FEET

This bungalow with a good big attic space makes a good arrangement for the young couples who may need more room later. And, a small but efficient heating plant leaves additional room in the basement for laundry, workshop or amusement room.

Both the mortgage payments and taxes on this home will be low, and so will the fuel bills, if it is properly weather-stripped and insulated.

Green blinds and roof and white shingle siding gives the exterior a pleasing Colonial effect.

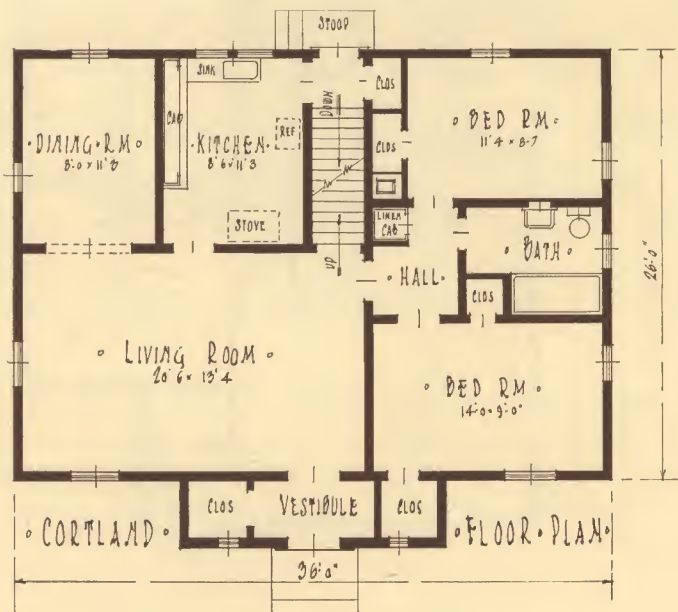
(19,850 Cubic Feet)



• FIRST FLOOR PLAN • MONROE •

FIVE
ROOMS

36 x 26
FEET



The wide entry way not only gives this bungalow a pleasing appearance, but it provides a coat closet on one side, and a second closet to the front bedroom on the other; each closet has a window.

Note the three other closets, one in the rear bedroom, a linen closet, and one for brooms, vacuum sweeper etc. at the rear entry way. The attic has a large storage space, accessible by a stairway, and the basement rooms have interesting possibilities.

The kitchen has plenty of cabinet room and the sink is well lighted by a double window.

A bungalow of this type naturally takes a fairly wide lot, but that means more room for gardens and for children to play.

(21,800 Cubic Feet)



FIVE
ROOMS

35 x 34
FEET

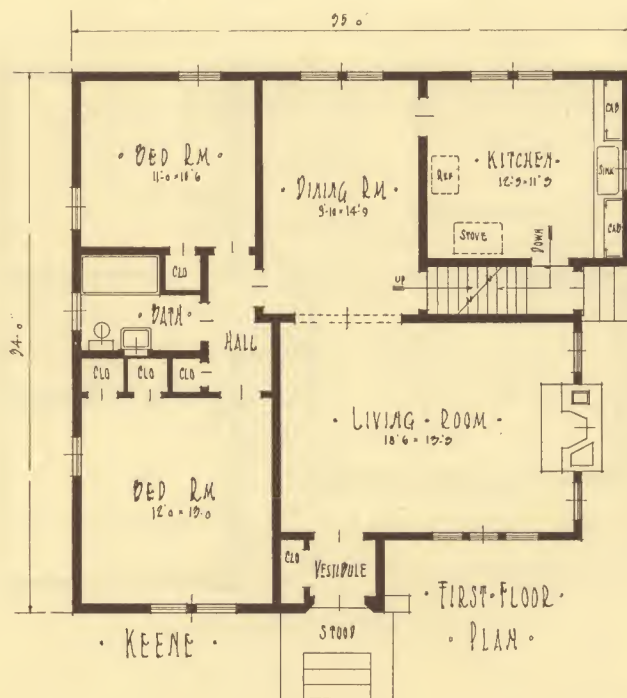
This spacious bungalow will nicely accommodate a family of six, if one room is finished off upstairs. The large living room, lighted by five windows, and made cheerful by a fireplace, still has ample wall space for comfortable furniture.

The "master bedroom" in front has space for twin beds, and note the two closets so conveniently placed.

Notice too, the many other closets and the built-in features. Nothing that contributes to the up-to-date well arranged home is lacking in this beautiful home.

Where could you find a better arranged small home?

(22,250 Cubic Feet)

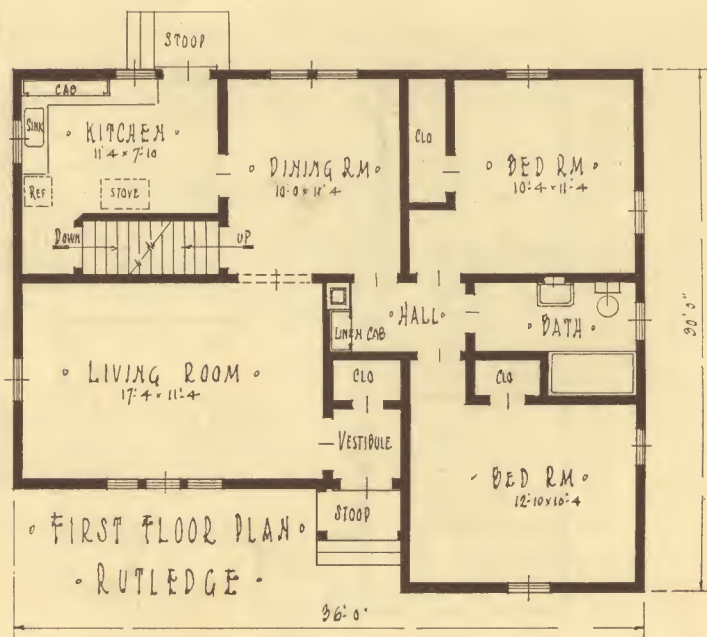


The RUTLEDGE

SELECTED SMALL HOMES

FIVE
ROOMS

36 x 30
FEET



The Colonial house is always in good taste. The newness doesn't wear off. Year after year, as shrubbery and perennials grow, it becomes more pleasing to the eye. And it is always readily salable at a good price if business opportunities call a man elsewhere.

The lover of flowers will appreciate this wide house that calls for a wide lot and plenty of garden space, and the sociable family will like the good size of the living room.

The closet in the rear bedroom is big enough for two persons' wardrobe.

The back door could conveniently be put at the side, just at the head of the basement stairs, if a different kitchen arrangement is desired.

(21,300 Cubic Feet)



FIVE
ROOMS

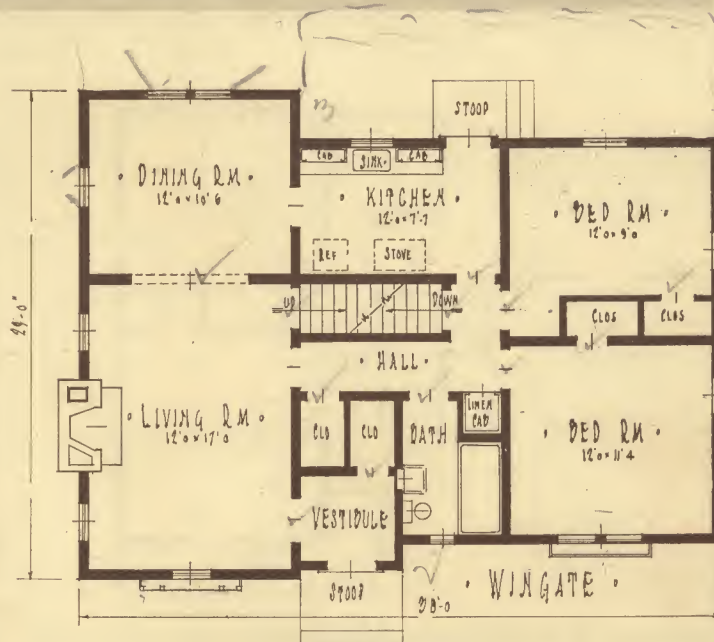
38 x 29
FEET

This long low house gives a peaceful, restful appearance, and a good opportunity for attractive landscaping. A wide lot provides garden space behind, and you have a good view of it from the dining room.

The large living room with wide arch to dining room gives a feeling of spaciousness. High horizontal windows on either side of the fireplace would let in good light and at the same time give plenty of bookcase room below. Directly across from the fireplace you could place a full length lounge.

Any housewife will appreciate the good amount of closet room, and the separation of bedrooms from living quarters.

Upstairs has space for two additional rooms.

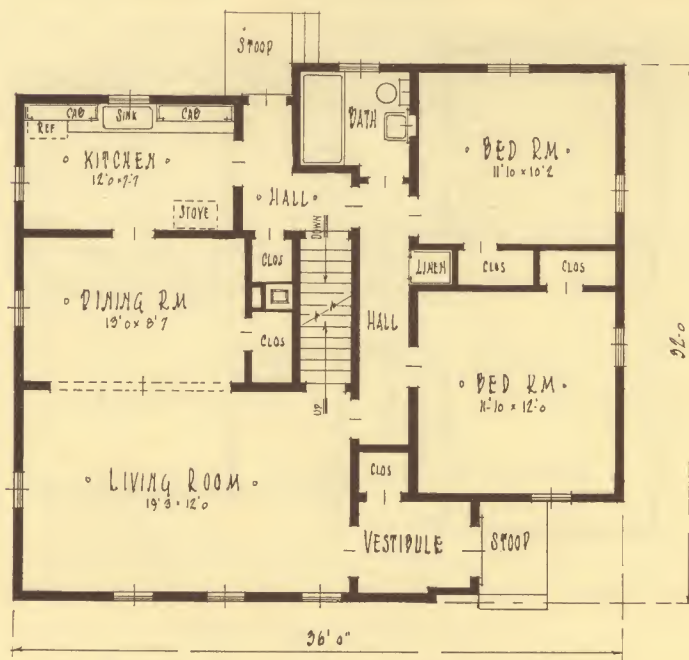


• FIRST FLOOR PLAN

(22,250 Cubic Feet)

FIVE
ROOMS

36 x 32
FEET



• FIRST FLOOR PLAN • BROOKFIELD •

A corner lot would best show off the charm of this bungalow, although it would nestle in nicely between two other houses.

As you enter you note the coat closet in the vestibule, and the living room which is large enough to be the center of family life. The wide archway between it and the large dining room suggests entertainment possibilities. And the kitchen has an arrangement that many housewives like, with the sink at the window and good sized cabinets on either side.

The closets, one off the dining room and one off the back hall, beside the linen closet are another desirable feature. And of course the spreading nature of the bungalow means large storage space above and plenty of basement room.

(26,150 Cubic Feet)

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